

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0198 – 2710 Jones Road

ZAP DATE: November 20, 2007

ADDRESS: 2710 Jones Road

OWNER / AGENT: Pryne Renovations, L.L.C. (Steve Pryne)

ZONING FROM: SF-2

TO: SF-3

AREA: 0.205 acres
(approximately 8,929 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

November 20, 2007: *APPROVED STAFF'S RECOMMENDATION FOR SF-3 DISTRICT ZONING; BY CONSENT.*

[J. MARTINEZ, K. JACKSON – 2ND] (7-0) S. HALE – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area consists of one undeveloped, platted lot that has frontage on Jones Road and is zoned single family residence (SF-2) district. The lot is situated between four-plexes that front on West Wind Trail (MF-2) and duplexes that front on Sunset Trail (SF-2; SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the lot to the family residence (SF-3) district to accommodate one duplex. SF-3 zoning is compatible with the four-plexes to the east and the duplexes to the west.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Undeveloped
<i>North</i>	SF-2; SF-3	Duplexes
<i>South</i>	N/A	Single family residences on large lots within the City of Sunset Valley
<i>East</i>	MF-2	Four-plexes
<i>West</i>	SF-2	Duplexes

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Williamson Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

288 – City of Sunset Valley

428 – Barton Springs/Edwards Aquifer Conservation District

446 – Westgate Blvd./ Jones Road Neighborhood Association

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

779 – Oak Hill Combined NPA Staff Liaison

786 – Home Builders Association of Greater Austin

943 – Save Our Springs Alliance

1037 – Homeless Neighborhood Organization

SCHOOLS:

Sunset Valley Elementary School

Covington Middle School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0165 – Sunset Lot 1	SF-2 to SF-3	To Grant SF-3-CO with the CO for 300 trips per day	Approved SF-3-CO as ZAP recommended (11-1-07).

RELATED CASES:

The property was annexed into the City limits on December 19, 1985 (C7A-85-032). It is platted as Lot 9 of the Resubdivision of Lots 7 & 8, Sunset Valley Sec. 2 subdivision, recorded in March 1971 (C8s-71-064). Please refer to Exhibit B.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Jones Road	41 feet	35 feet	Collector	Yes	Yes	Within ¼ mile

CITY COUNCIL DATE: January 10, 2008**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719



Subject Tract

Zoning Boundary

Pending Cases

ZONING

EXHIBIT A

CASE#: C14-2007-0198

ADDRESS: 2710 JONES RD

SUBJECT AREA: 0.205

GRID: F18

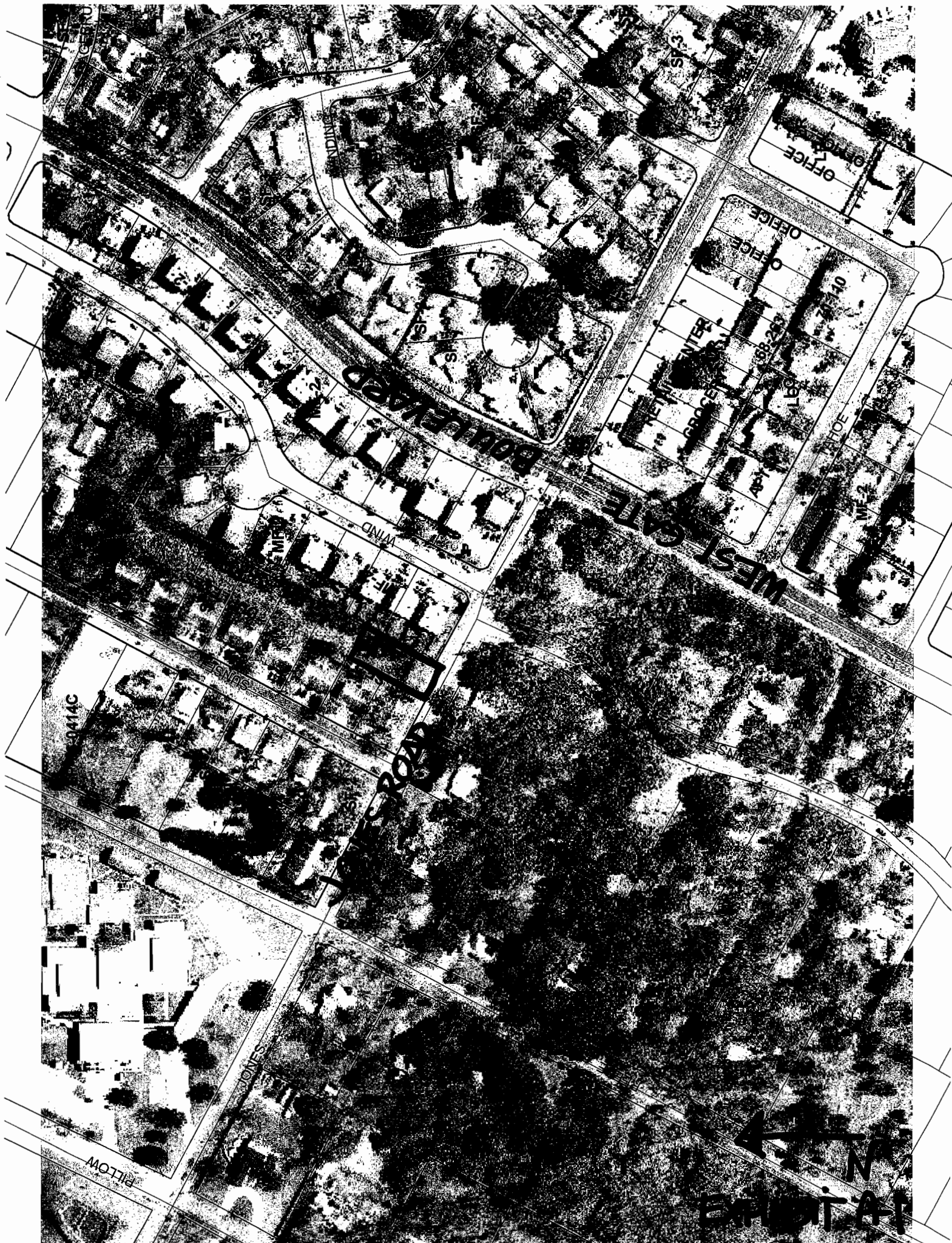
INTLS: TRC

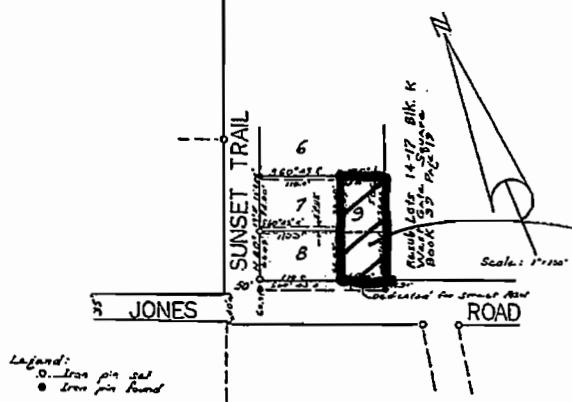


1" = 200'

CASE MGR: W.RHOADES

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





RESUBDIVISION
OF
LOTS 7 & 8
SUNSET VALLEY SEC. 2

STATE OF TEXAS
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That I, DENNIS BAUERLE, owner of lots 7 & 8 of Sunset Valley, Sec. 2, out of the James Trammell 1/2 League Survey No. 2 Abst. No. 763, Travis County, Texas; being the same land conveyed to me by deed recorded in Volume 1524 of the Public Records of Travis County, Texas; do hereby resubdivide Lots 7 & 8 of Sunset Valley, Sec. 2, in accordance with the attached plat entitled "Resubdivision of Lots 7 & 8, Sunset Valley, Sec. 2," and hereby dedicate to the public the streets and easements shown hereon.

WITNESS MY HAND, this the 18th day of March, A.D. 1971.
Dennis Bauerle
Dennis Bauerle

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Dennis Bauerle, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this 18th day of March, A.D. 1971.

APPROVED FOR ACCEPTANCE

Richard R. Little
Richard R. Little
Director of Planning
29 March 71

ACCEPTED AND AUTHORIZED FOR RECORD:

By the Planning Commission of the City of Austin, the 29 day of March, A.D. 1971.

W. H. Kinser
W. H. Kinser
Chairman
C. L. Pinner
C. L. Pinner
Secretary

FILED FOR RECORD

At 4 o'clock P.M. on the 29 day of March, A.D. 1971.
Doris Shropshire, Clerk, County Court, Travis County, Texas.

B. B. Funch
B. B. Funch
Deputy

STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the day of A.D. 1971, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said court in book 3, page 380.

WITNESS MY HAND, this the 29 day of March, A.D. 1971.
Doris Shropshire, County Clerk, Travis County, Texas.

Johnny Meller
JOHNNY MELLER
STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, clerk of the County Court, within and for the county and state aforesaid do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 29 day of March, A.D. 1971, at 4 o'clock P.M. and duly recorded on the 29 day of March, A.D. 1971 at 4:30 o'clock P.M. in the plat records of said county in book 3, page 380.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY the date set with above.
Doris Shropshire, Clerk, County Court, Travis County, Texas.

B. B. Funch
B. B. Funch
Deputy

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, or other public thoroughfares shown on this plat or any bridges or culverts necessary to be placed in such streets, roads, or other public thoroughfares or in connection therewith shall be the responsibility of the owner under the direction of the plat of land covered by this plat in accordance with plans and specifications presented by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no responsibility to build any of the streets, roads, or other public thoroughfares shown on this plat or any bridges or culverts in connection therewith.

EXHIBIT B
RECORDED PLAT

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The family residence (SF-3) zoning district is intended as an area for moderate density single family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

SF-3 zoning is compatible with the mixture of residential types on Jones Road.

EXISTING CONDITIONS

Site Characteristics

The subject property is undeveloped and relatively flat.

Impervious Cover

The maximum impervious cover allowed by the SF-3 zoning district would be 45%, which is based on the more restrictive zoning regulations.

Environmental

The site is located within the 1,500 ft buffer of the Edward's Aquifer Recharge Zone. A hydrological and/or geological analysis may be required to determine whether the site falls within the recharge zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

Additional right of way may be required at the time of subdivision or site plan application.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Water and Wastewater

The site is served with City of Austin water and wastewater utilities.

The landowner intends to serve the site with City of Austin water and wastewater utilities. If required, the landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Compatibility Standards

The requested SF-3 zoning would not trigger the application of compatibility standards.